

HOA Minutes for August 2, 2025

Present:

President: Chris Christensen
Secretary: Allan DeMello
Director: Valerie Atchison
Director: Matt Freiheit
Director: Ty Bein
Director: Evan Archard
Treasurer: Elaine Yates was absent
Guest: Kat Garrido

1. Meeting called to order at 10:02 am by Chris
2. Minutes from last meeting

Allan sent minutes for June to all board members for review. No edits were requested so they will be sent to Ariel for posting on the Clearview website.

3. Treasurer Report

Evan reported that the Clearview Commercial dues are now up to date. Going forward dues will be paid monthly as usual.

4. New Business

- a. Landscape Committee Report

Valerie reported that Leonard would take care of an irrigation leak. She will also get a quote from Leonard for adding mulch around all of the common areas not filled with rocks. Valerie suggested that the Clearview HOA could encourage 'Xeriscape' landscaping, (i.e. landscaping designed specifically for areas that are susceptible to drought). This could help conserve water and reduce the amount of dead vegetation.

The irrigation of the parking strips was discussed. Currently only one HOA water line used and not all parking strips have irrigation. Evan said that it would be a big job and very expensive to run more water lines. Chris said that because of the expense it's not something we should do.

Valerie mentioned that the street trees need more watering with the hot weather.

Evan noted that 2 residents complained to him about having an allergic reaction to the street trees (Linden trees) near their houses. They are allergic to the tree droppings. Evan will get an update to this complaint to get more specificity as to the problem.

The landscape committee has agreed to meet every 4 months to go over issues and collect information for adjusting next years landscaping contract.

Valerie suggested that we create a questionnaire to get resident's feedback on landscaping satisfaction. They could be put on each resident's front door. Chris suggested the questionnaire should be done soon so that suggestion can be considered before the committee meets near the end of the year to go over changes to next years landscaping contract.

- b. The continuation of the sidewalk in front of 240 Wintersage was discussed. There is a gap in the sidewalk there and pedestrians tend to walk in the street. They often continue to walk in the street even after they are passed the gap and the sidewalk resumes.
Evan asked why is this an issue we need to deal with.
Chris said that this is a safety issue since there is a lot of traffic on Wintersage and we don't want people walking in the street where they could be hit.
Evan said that the City of Talent will not put in a sidewalk but if the HOA put one in the City may share the cost. Evan will check with concrete companies to get some quotes.
Valerie said that Ferrell Squyres, who owns the property at 240 Wintersage, has a tree in the front of his house which may be impacted by the additional sidewalk. She will ask an arborist about the risk to the tree.
Evan said that Ferrell might not have a say in the sidewalk addition as the proposed sidewalk may already be on the street right of way. He will check on this.
Matt mentioned that if we remove the bush in that area a person could walk across the grass and stay off of the street. No additional sidewalk would be needed.
- c. Valerie asked about the painting of the curbs on Wintersage red.
Evan said that the City of Talent will paint the curbs red and that it is on their schedule.
Chris said that Wintersage and Clearview are done. She will send a marked up map to Valerie.
Evan asked are the street signs installed? He will check to see that it has been done.

- d. New business agenda item about the park bench voted on last year that Bram was going to order didn't get ordered. Chris asked do we still want to order one?
Evan said that a bench made out of steel would be better than wood. It would last longer.
Ty will search for one and asked about the budget for it.
Chris said that the budget number is in the meeting minutes and that it needs to be looked up. She suggested that a cement bench might be good.
- e. Chris will be unavailable for the regularly scheduled October meeting and requested a rescheduling. The September meeting stays on September 6th. The October meeting will be moved to September 27th. The November meeting stays on the 1st.
Evan entered a motion to change the October meeting date. Valerie seconded it. The motion passed unanimously.
- f. Chris reminded the board that elections are coming soon and that the board needs to find a replacement for her.

5. Miscellaneous items

- a. Ty Bein had a question about current HOA rules about residents smoking cigarettes in the front yard. She was advised to look up the rules on the Clearview HOA website. She said that people are leaving cigarette butts on the ground near the front of her house.
Valerie said that the cigarette butts on the ground is littering and that we can put out a notice on all front doors and on the bulletin board to inform the residents to dispose of their cigarette butts appropriately.
- b. Ty asked what board members thought of a Halloween Party. She will look into organizing one.

6. Adjournment

Our next Board meeting is Saturday, September 6 at 10:00 am via Zoom. Anyone in the neighborhood is welcome to attend the meeting to observe. If they have a statement to make or question about something happening in the neighborhood be sure to let us know and we will put you on the agenda.

Chris adjourned the meeting at 11:05 am.